

WINCHESTER PLACE

4309 Emperor Boulevard | Durham, NC 27703

SPEC
SUITE
Coming
Soon!



NAI TRI PROPERTIES

WINCHESTER PLACE

4309 Emperor Boulevard | Durham, NC 27703

A four-story office building located in the award-winning Imperial Center Business Park. Minutes from I-40, I-540, RDU International Airport and numerous surrounding amenities.

BUILDING SIZE Approximately 111,779 RSF

AVAILABLE SPACE

Suite 200: 20,208 RSF, Available 12/1/2026
Suite 225: 5,022 RSF, Available 1/1/2027
2nd Floor: Contiguous - 25,230 RSF
Suite 300: 14,734 RSF, Available 11/1/2026
Suite 325: 3,111 RSF, Spec Suite, Available 9/1/2026
3rd Floor: Contiguous - 17,845 RSF
Suite 400: 17,218 RSF, Available 2/1/2027
Suite 430: 12,642 RSF, Available 1/1/2027
4th Floor: Contiguous - 29,860 RSF

RENTAL RATE \$29.95 PSF, Full Service

TI ALLOWANCE Available

LEASE TERM Flexible

PARKING RATIO 4.5 spaces per 1,000 RSF

COMMON AREA FACTOR 17%

HIGHLIGHTS



View
Chelsea
Café
Menu



- Coming 2027! New conference facility on 3rd floor
- Weekly Summer Food Trucks in the parking lot!
- 2 minute walk to Chelsea Café
- Numerous walkable food options within 5-10 min. including Starbucks, Mez, Lulu Bang Bang, Page Road Grill, First Watch, Moe's, Jimmy John's, and Sheraton's restaurant Season's, café, and bar.
- Imperial Center amenities also include volleyball and basketball courts, 4 mile paved jogging trail, on-site management and more.
- Adjacent Central Pines conference facility with seating up to 95
- Men's and women's showers and lockers
- LEED Gold® certified project
- 8 EV charging stations
- Beautiful lobby renovations and new restroom upgrades
- Generator pad available

LEASING CONTACT

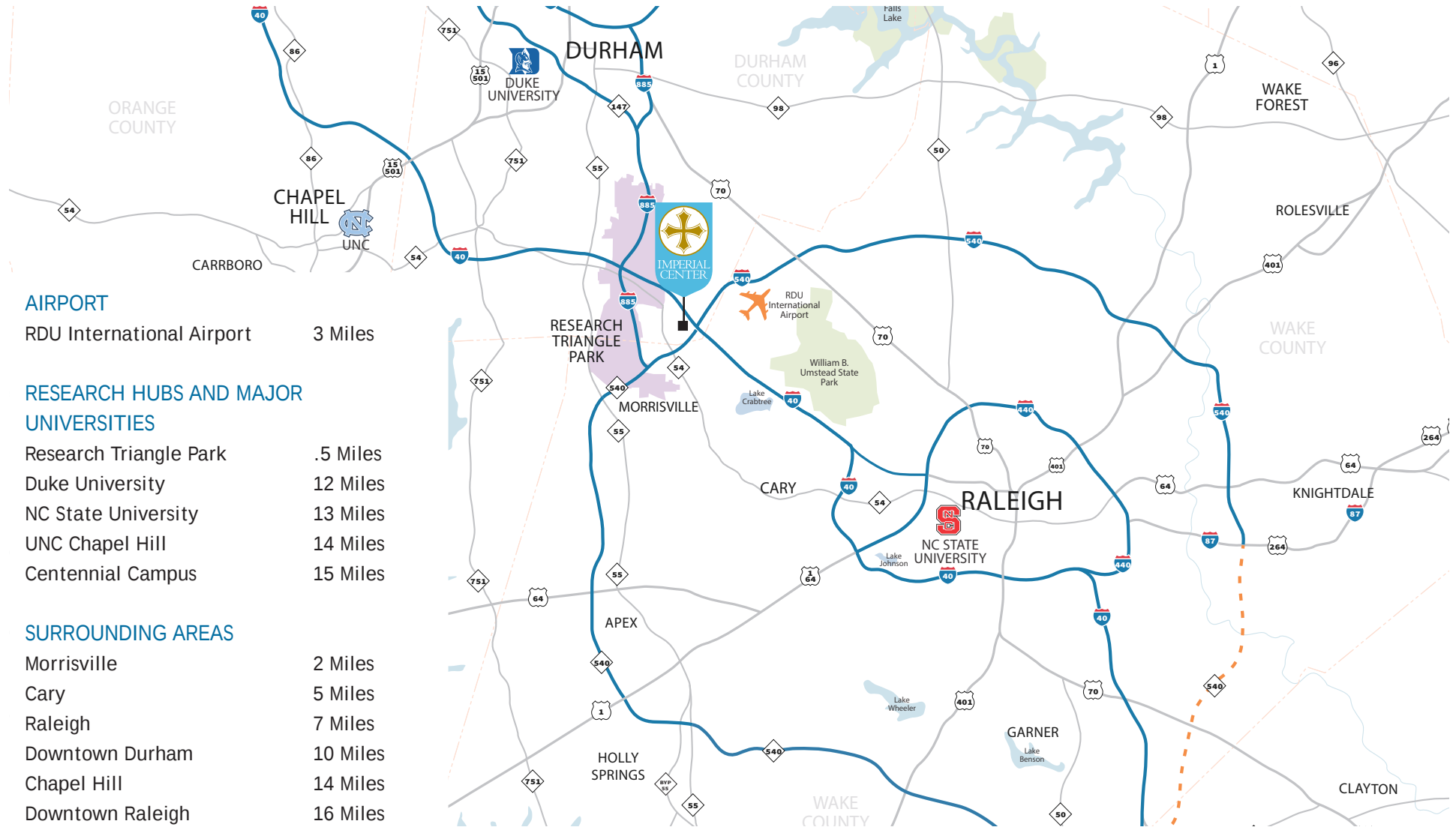
ROBIN ROSEBERRY ANDERS, SIOR | 919.369.6713 | randers@triprop.com

LEE BISHOP | 919.609.6331 | lbishop@triprop.com

THOMAS FLYNN | 704.999.8504 | tflynn@triprop.com



TRIANGLE REGION



LEASING CONTACT

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NAI TRI PROPERTIES

5425 Page Road, Suite 100
Durham, NC 27703
919.941.5745 | triprop.com

LOCATION AERIAL



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FLOURISHING COMMUNITY

Imperial Center Business Park's iconic location boasts incomparable amenities. Its mature and lush tree lined network offers an escape to nature for rejuvenating breaks, exercise, and team-building activities, including a basketball and volleyball court. Within 5-10 minutes, one can walk to the gym, hotels, and many cuisine options. Surrounding communities all come to satisfy their foodie cravings at Imperial Center's premier restaurants and food truck rodeos. Come see why this park has it all.

456 Acres

Employs ~8,000 people

Over 4.7 million square feet

Office

Lab/R&D

Flex

Warehouse

Dining

Banking

Hotels

Multifamily

Gym

4 miles paved walking/jogging trail

Fitness stations

Basketball Court

Volleyball Court

Bus stops

EV Charging Stations

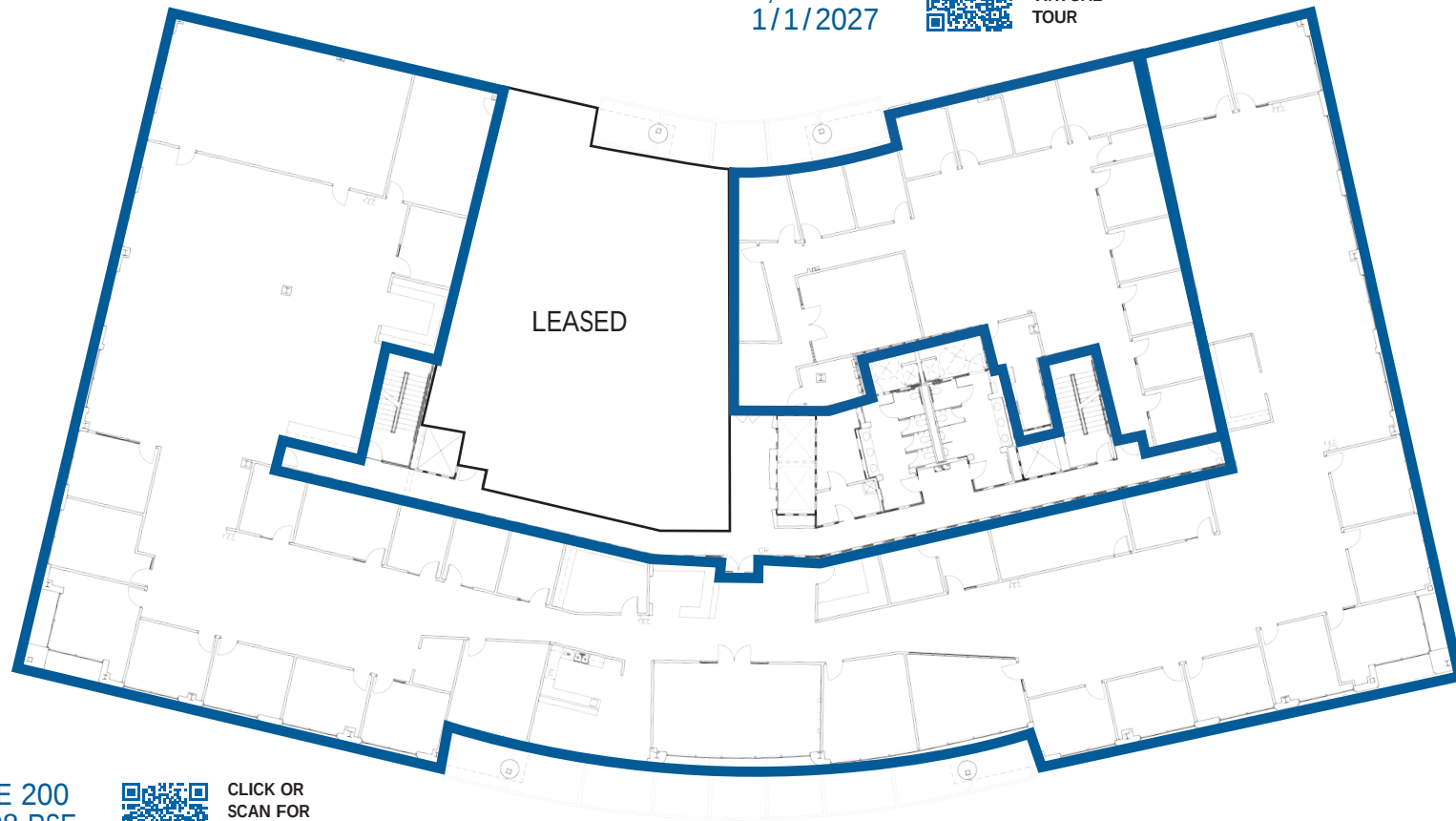
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SUITE 225
5,022 RSF
1/1/2027



CLICK OR
SCAN FOR
VIRTUAL
TOUR



SUITE 200
20,208 RSF
12/1/2026



CLICK OR
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TOUR

Second (2nd) Floor
Contiguous - 25,230 RSF

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Spec Suite 325

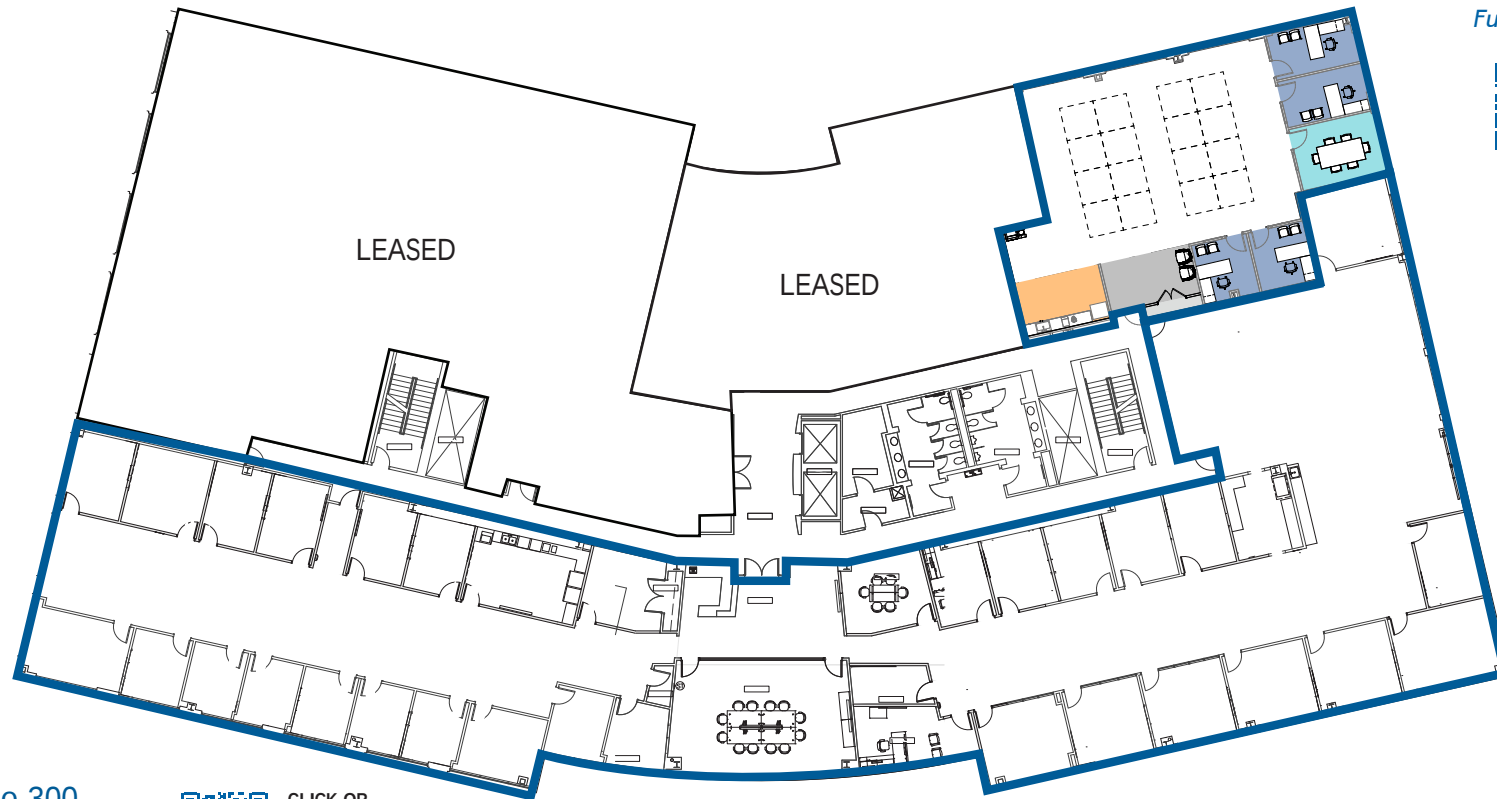
3,111 RSF

Available 9/1/2026

Furniture Not Included



CLICK OR
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Suite 300
14,734 RSF
Available 11/1/2026



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Third (3rd) Floor
Contiguous - 17,845 RSF

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Spec Suite 325

3,111 RSF

Available 9/1/2026

Furniture Not Included



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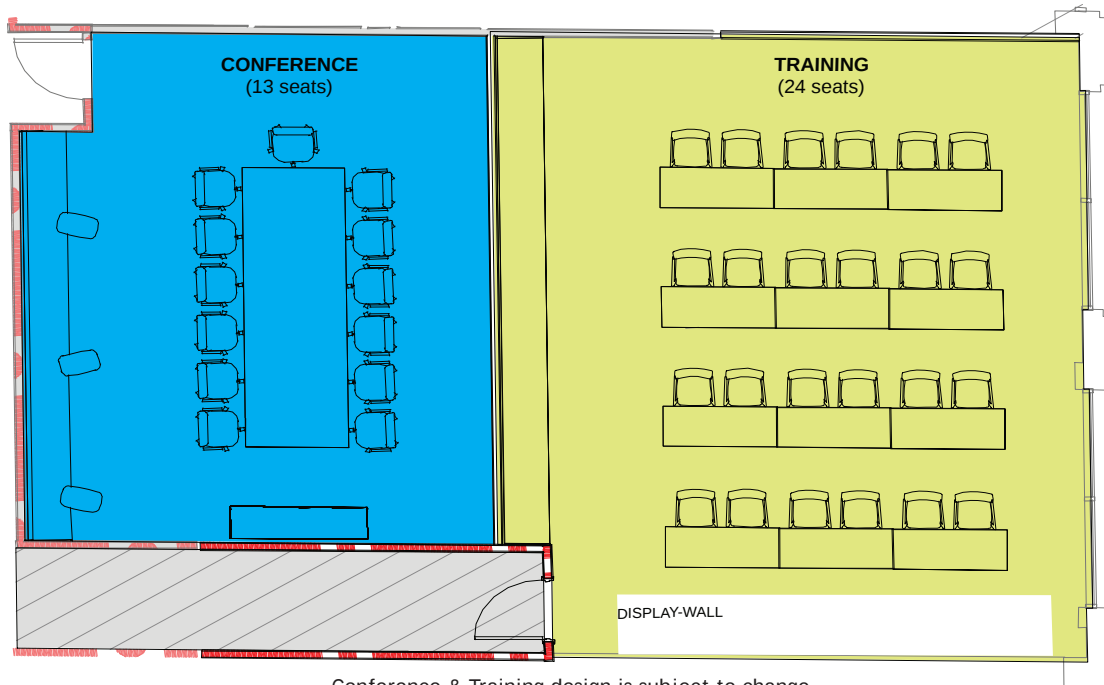
Conference & Training Center

Conference: 13 seats

Training: 24 seats

Delivering Q2 2027

Sample renderings of Conference & Training Space



● MEDIUM CONF: 13 SEATS

● TRAINING: 24 SEATS

■ CORRIDOR

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2/1/2027



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Suite 430
12,642 RSF
1/1/2027



CLICK OR
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Fourth (4th) Floor
Contiguous - 29,860 RSF

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AMENITIES

1 IMPERIAL CORNERS

DINING

Arby's
Bojangles
Greek Cuisine
Jimmy John's
LuLu Bang Bang
McDonald's
Mez
Page Road Grill
Randy's Pizza
Starbucks
Thai Indian
Tropical Smoothie Cafe
Wok'n Grille
Zaxby's

BANKING

Coastal Federal Credit Union
State Employee's Credit Union
Truist

OTHER

NEW! Estes Conference Center
FedEx Print & Ship Center
Lyla Jones Cake Studios
Page Road Dry Cleaners
Whole Life Chiropractic

2 IMPERIAL CENTER

DINING

Chelsea Café
Imperial Center Food Truck Rodeo
Seasons Restaurant - Sheraton
&More grab-and-go café - Sheraton
Gatherings full bar - Sheraton

HOTELS

Fairfield by Marriott
Sheraton Imperial
Spring Hill Suites
Wingate by Windham

OTHER

Fitness Connection
Sheraton Convention Center
Sheraton conference facility
NEW! Central Pines conference facility

3 CHURCHILL COMMONS

DINING

Chipotle
FarmSide Kitchen
Firehouse Subs
First Watch
Moe's Southwest Grill
Panera Bread

BANKING

Bank of America
First Citizens Bank
First National Bank

OTHER

AT&T

4 SHILOH CROSSING

DINING

Bruegger's Bagels
Jake's Wayback Burgers
Naga's South Indian Cuisine
Manhattan Cafe
Urban Noodle

OTHER

Concentra Urgent Care
Home2 Suites by Hilton
P4S Golf
Sabzi Mandi
True Vision Eye Care
Walmart



IMPERIAL CENTER BUSINESS PARK

Most Walkable Amenities
of Any Suburban Office... Anywhere

Triangle's Largest Concentration of
Life Science/High Tech Companies

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AREA ACCOLADES & RESEARCH HUBS

Imperial Center is Raleigh-Durham's most notable premier business park, boasting almost 4 million square feet of mixed-use space on 465 landscaped acres. Convenient access to the area's main transportation highways, Interstates 40 and 540 connect Imperial Center to primary residential communities, the Raleigh-Durham International Airport and Research Triangle Park.



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

\$1.6 billion+ in research annually
Top 5 public university nationally (US News and World Report)
#5 for federal research among universities
Top 10 US research university in volume and annual expenditures

Duke UNIVERSITY

Top 10 nationally ranked universities (US News and World Report)
\$1.2 billion+ annually invested in research and development

NC STATE UNIVERSITY

Largest four-year institution in NC
#6 in research expenditures nationally for public universities without a medical school
Centennial Campus - 1,000+ acre campus with 70+ corporate, nonprofit and government partners and over 3,000+ employees



RESEARCH TRIANGLE PARK

55,000+ Employees
385+ Companies
Billions in ongoing public and private investments

#1

NC NAMED TOP STATE
FOR BUSINESS:
RALEIGH-DURHAM
CNBC
2025

#1

BEST PERFORMING
CITY IN THE US:
RALEIGH
Milken Institute
2025

#1

BEST BUSINESS
CLIMATE
(LARGE METRO):
RALEIGH-CARY
Business Facilities
2025

#1

STEM HUB IN THE
NATION: RTP/
IMPERIAL CENTER
RTP Website
2025

#4

BEST PLACE TO
START A BUSINESS:
DURHAM
WalletHub
2024

#4

INNOVATIVE HUB:
DURHAM
CommercialCafe
2025

#5

LIFE SCIENCES
HUB: **RALEIGH-
DURHAM**
Business Facilities
2025

TOP 10 MOST
EDUCATED CITIES
IN THE US:
RALEIGH
WalletHub
2025



REGIONAL OVERVIEW

EXPONENTIAL POPULATION GROWTH

The Raleigh-Durham-Research Triangle region continues to be one of the fastest-growing areas in the country. The combined statistical area now exceeds 2.4 million residents and has added more than 240,000 people since 2020. Wake County remains the region's largest and fastest-growing county, with a population of approximately 1.25 million and growth of roughly 66 new residents per day, driven largely by domestic and international migration.

DIVERSIFIED EMPLOYMENT BASE

The Triangle's continued success is supported by a diverse and highly educated workforce. The region has seen significant growth in residents with college degrees in recent years, reinforcing its reputation as a talent hub. In the Raleigh metro area, more than 50% of adults hold a postsecondary degree, well above state and national averages, helping attract employers across technology, life sciences, healthcare, and advanced manufacturing sectors.

INNOVATION

Anchored by Duke University, the University of North Carolina at Chapel Hill, and North Carolina State University, the Triangle remains a leading center for research, innovation, and entrepreneurship. Research Triangle Park (RTP)—one of the largest research parks in the United States—includes: 385+ companies and startups, 55,000+ employees, and a strong focus on life sciences, tech, and advanced research industries.

QUALITY OF LIFE

The Triangle offers a high quality of life supported by a relatively moderate cost of living compared to other major tech markets, strong healthcare systems, and abundant recreational opportunities. Centrally located between the Blue Ridge Mountains and the Atlantic Coast, the region provides easy access to outdoor recreation, while a mild climate allows for year-round activity.

TOP BUSINESS CLIMATE

Consistently ranked among the nation's best places to do business, the Triangle benefits from a strong economic base and continued corporate investment. Major employers span pharmaceuticals, software, cleantech, and biotechnology, and thousands of new jobs and billions in investment continue to be announced annually in Wake County alone. Global companies continue to invest in the region. Notable mentions include Apple, which committed \$1 billion to a future RTP campus; FUJIFILM Diosynth Biotechnologies, which announced a \$3.2 billion expansion; and Novo Nordisk, which announced a \$4.1 billion investment.

CONSISTENT EMPLOYMENT GROWTH

The Triangle continues to experience steady employment growth and low unemployment. As of early 2026, the Raleigh area unemployment rate is approximately 3.0%, remaining below the national average. The region's strong labor market, population growth, and highly skilled workforce continue to support long-term economic expansion and rising incomes.